

## **SECTION 6      R: GENERAL RESIDENTIAL ZONE**

### **6.1      Purpose and Intent**

This zone is intended to provide development standards for a variety of residential development, at the same time ensuring compatibility with existing development.

### **6.2      Uses Allowed After Securing a Land Use Permit:**

1.      One Single Family Dwelling Unit per One-Half Acre.
2.      One Duplex per Acre.
3.      Family Day Care and Nursery Facilities.
4.      Accessory Uses:
  - A.      Accessory buildings or structures customarily used in conjunction with permitted uses, less than or equal to 400 square feet in floor area.
  - B.      Home Occupations.

### **6.3      Uses Allowed After Securing a Conditional Use Permit:**

1.      Mobile Home Parks.
2.      Residential Condominiums.
3.      Townhomes.
4.      Accessory buildings or structures customarily used in conjunction with permitted uses greater than 400 square feet in floor area.
5.      Places of Worship.
6.      Boarding Homes
7.      Bed and Breakfast Inns.

### **6.4      Property Development Regulations:**

1.      Lot Dimensions:
  - A.      Single family:  
                Minimum lot area:    1/2 acre  
                Minimum lot width: 90 feet
  - B.      Duplex:  
                Minimum lot area:    1 acre  
                Minimum lot width: 125 feet

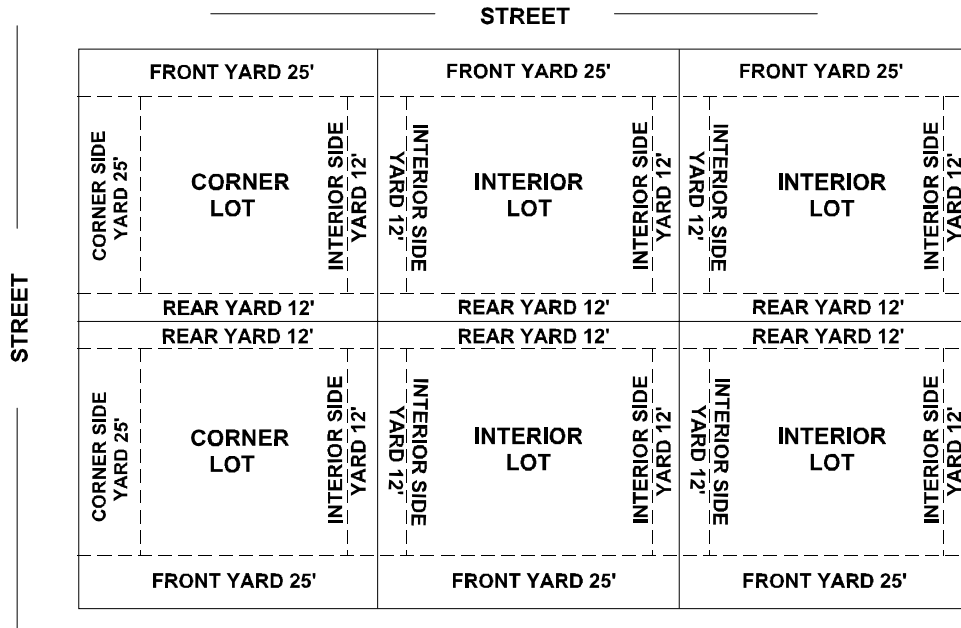
- C. Townhomes:
  - Minimum site size: 1/2 acre
  - Minimum average lot area: 3,600 square feet
  - Minimum lot width: The width of the interior units shall be the minimum lot width, but in no case less than 24 feet.
  - Maximum density: 12 dwelling units per acre
- D. Condominiums:
  - Minimum site size: 1/2 acre
  - Minimum lot width: 90 feet
  - Maximum density: 12 dwelling units per acre
- E. Mobile home parks:
  - Minimum site size: 1 acre
  - Minimum lot size: 6,000 square feet
  - Minimum lot width: 60 feet
- F. Places of worship:
  - Minimum lot area: 1 acre
  - Minimum lot width: 125 feet

2. Lot Setbacks (see diagrams below for examples):

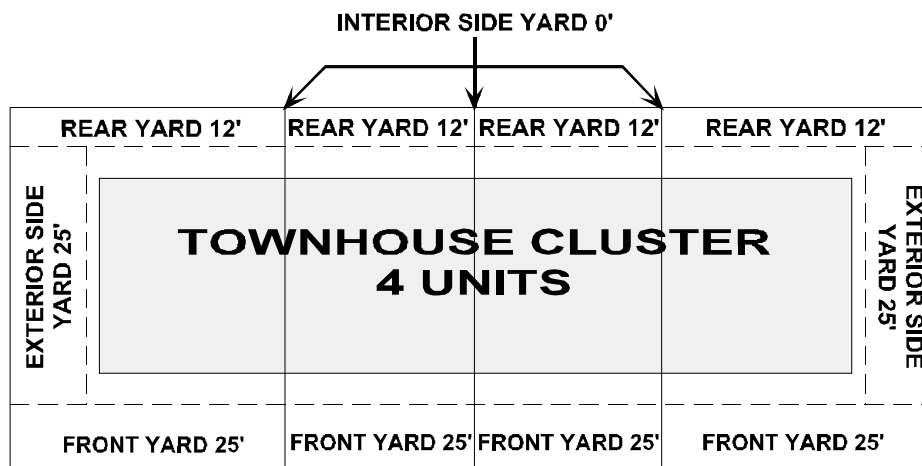
- A. Single family, duplex, and condominiums:
  - Front yard: 25 feet
  - Rear yard: 12 feet  
(25 feet if 2 or more stories)
  - Side yard: 12 feet  
(25 feet if 2 or more stories)
  - Corner side yard: 25 feet
- B. Townhomes:
  - Front yard: 25 feet
  - Rear yard: 12 feet
  - Interior side yard: 0 feet
  - Exterior side yard: 25 feet
- C. Mobile home parks:
  - Exterior boundary: 30 feet
  - All other setbacks as per current County Subdivision Regulations.

# SETBACK DIAGRAMS

## SINGLE FAMILY



## TOWNHOMES



NOTE: Yards must be measured from property lines.

THESE DIAGRAMS ARE FOR ILLUSTRATIVE PURPOSES ONLY

D. Places of worship: Front yard: 40 feet

Rear yard:	25 feet <sup>1</sup>
Side yard:	25 feet <sup>1</sup>
Corner side yard:	40 feet

<sup>1</sup> when adjacent to existing residential uses, this setback shall be increased to 40 feet.

E. Eaves, awnings, and similar architectural features may project a maximum of five feet into any front, side, or corner side yard setback, provided that such features shall maintain a minimum distance of five feet to any property line and is not less than eight feet in height above grade. Such appendages shall be supported only at or behind the building setback line.

3. Building Height: The maximum building height allowed in this zone shall be 24 feet.
4. Maximum Lot Coverage: The maximum lot coverage by buildings on any lot in this zone shall be 30%.

## SECTION 7 LB: LIGHT BUSINESS ZONE

### 7.1 Purpose and Intent

This zone is intended to provide for the development of neighborhood-scale commercial, warehouse, and office business uses, after review of such proposed developments in a public forum, at a maximum of two locations along the north side of Durston Road. On March 9, 1995, the two Light Business locations were established, as shown on the Official Zoning Map. It is also the intent of this zone that new development maintain consistency with the neighborhood character through the use of design standards contained within various sections of this regulation.

### 7.2 Uses Allowed After Securing a Land Use Permit:

1. Accessory Uses:
  - A. Accessory buildings or structures, including business signs, customarily used in conjunction with permitted uses. *See Section 9 for sign regulations.*

### 7.3 Uses Allowed After Securing a Conditional Use Permit:

1. Warehouses and self-service storage facilities.
2. Restaurants.
3. Financial Institutions.
4. Offices - Business, Government, Medical or Other Professional.
5. Convenience Stores (3,500 gross square feet maximum).
6. Gasoline Service Stations (4 pumps maximum.)

### 7.4 Property Development Regulations:

1. Lot Dimensions:

Minimum lot area:	1 acre
Maximum lot area:	3 acres
Minimum lot width:	125 feet
Maximum lot depth:	330 feet

2. Setbacks:

A. Warehouses and self-service storage:	Front yard:	40 feet
	Rear yard:	35 feet
	Side yard:	35 feet
	Corner side yard:	35 feet

B.	Gasoline service stations:	Front yard:	40 feet
		Rear yard:	35 feet
		Side yard:	35 feet
		Corner side yard:	40 feet

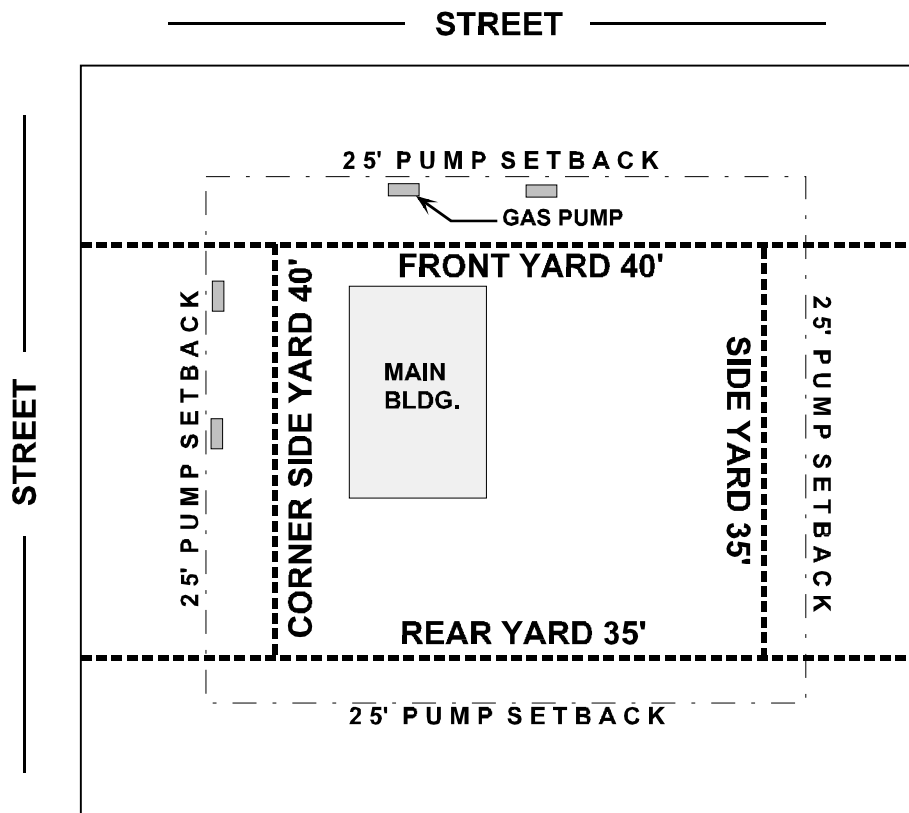
Gasoline pumps may use a 25 foot setback for all yards.  
(see diagram below for example)

C.	All other uses:	Front yard:	40 feet
		Rear yard:	50 feet
			(50 feet if 2 or more stories)
		Side yard:	30 feet
			(50 feet if 2 or more stories)
		Corner side yard:	30 feet

3. Building Height: The maximum building height allowed in this zone shall be 32 feet.
4. Maximum Lot Coverage: The maximum lot coverage by buildings on any lot in this zone shall be 30%. Maximum lot coverage by impervious surfaces shall be 60%.
5. Outside Storage: All materials, supplies, merchandise or other similar matter stored outside shall be screened from adjoining properties and public roads. The minimum height of any screening shall be six feet.

# **SETBACK DIAGRAM**

## **GASOLINE SERVICE STATION**



**NOTE:** Yards must be measured from property lines.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY

*This page left intentionally blank*